

CITY OF HANCOCK COUNCIL MEETING MINUTES
WEDNESDAY, FEBRUARY 19, 2025
HANCOCK CITY HALL, 399 QUINCY STREET

Public Hearing – Opened at 6:00 p.m. - Ordinance 313 Water & Sewer Ordinance to amend Chapters 51, 52, and 54.

- Jane Shanahan – 49190 Dunstan St., Hancock – commented on the let run policy and those properties that routinely freeze.
- Read letter submitted by Jonathan Daniel – 109 Water St., Hancock.

Public Hearing – Opened at 6:04 p.m. - Purchase of property at 325 Franklin St. from Hancock Public Schools

- Susan Burack – 101 E. Quincy St., Hancock – asked what will the city be doing with the property?

Public Hearing – Opened at 6:06 p.m. - Sale of lot 11 in the Hancock Business and Technology Park

- No comments

Regular Meeting – 6:07 P.M.

Call to order and pledge of allegiance led by Mayor Kurt Rickard

Roll Call and verification of quorum

Present: Councilors McKenzie, Givens, Rickard, Woodbeck, Lounibos, Warstler

Absent: Councilor Blau

Also present: Mary Babcock, Linda Kalinec, John Erickson, Tami Sleeman, Michael Markham, Ken Seaton, John Zurcher, Adam Griffis, Graham Jaehnig, Joan Schumaker-Chadde, Glenn Anderson, Margo Pizzi, Susan Burack, Thomas Fournier, Ruth Gill, Steve Walton, Ginger Alberti, Ben Galetto, Sarah Green, Cindy Maki and other members of the public.

Motion by Councilor McKenzie and seconded by Councilor Woodbeck to excuse Councilor Blau from tonight's meeting.

Yes: All

No: None

Motion Carried

Motion by Councilor McKenzie and seconded by Councilor Warstler to approve the agenda with corrections to add "2025" to New Business item #6 and add "accept the resignation" to New Business items #8 & 9.

Yes: All

No: None

Motion Carried

Public Comment

- Sarah Green – Calumet Township – commented with concern regarding recent federal actions and duties of the three branches of the federal government.
- Joan Schumaker-Chadde – Calumet – commented with concern regarding local National Parks funding and recent federal actions impact.
- Adam Griffis – 628 Lake Ave., Hancock - commented on Bridgefest fireworks permit, questioned how measurements were taken, debris in yards on Lake Ave. after the fireworks.
- Susan Burack – 101 E. Quincy St., Hancock – commented with concern regarding recent actions taken on a national level and local impact on Hancock transit.
- Cindy Maki – commented in favor of recent federal actions.
- Margo Pizzi – 638 Lake Ave., Hancock – commented with concern regarding Bridgefest fireworks permit, falling debris, use of a barge as an option.

- Ruth Gill – 1000 Crestwood Dr., Hancock – commented with concern regarding recent federal actions and cuts to MTU funding and others.

Communication

WUPPDR – 2025 Meeting Notice

Ryan Street Community Garden

Semco – Michigan Public Service Commission Notice of Hearing

Motion by Councilor McKenzie and seconded by Councilor Woodbeck to accept and place on file the communications received.

Yes: All

No: None

Motion Carried

Review and acceptance of meeting minutes

Motion by Councilor Woodbeck and seconded by Councilor Lounibos to accept and place on file the DDA Regular Meeting minutes of January 6, 2025, the PLWSA Meeting minutes of December 10, 2024, and January 14, 2025, as presented.

Yes: All

No: None

Motion Carried

Review and approval of City Council meeting minutes

Motion by Councilor Mckenzie and seconded by Councilor Warstler to approve and place on file the Regular Meeting minutes of January 15, 2025, and the Closed Session Meeting minutes of January 15, 2025 as presented.

Yes: All

No: None

Motion Carried

Reports

City Manager, Babcock gave an update on the following:

- Snow sculpting event this weekend.
- Transit consolidation study survey has had 900 responses so far. April 10th MP2 Consulting will be in the area to report on the survey results.
- HoCo frozen pipe in the MSU Extension office space, a claim has been submitted to the insurance company. The MSU staff are currently working remotely until repairs have been completed.
- The Emerging Developers Event is being put on by the City of Hancock, City of Houghton, MEDC and KEDA. So far 30 people have responded that they will be attending.

Police Chief, Sleeman gave an update on the following:

- Read a statement recognizing Sergeant Coponen and Sherriff's Deputy Frantti for a lifesaving event on September 12, 2024.
- Michigan State Police will be doing some training in the old Finlandia Buildings.
- Statistics for January – 26 accidents, 20 citations, 98 warnings, 5 arrests & responded to 44 medical calls.

DPW Director, Erickson gave an update on the following:

- Crews are plowing snow and cutting banks, have had equipment issues, all equipment is now in working order.
- Building and preparing snow sculpting event forms.
- Equipment was loaned to Laurium.
- Another light pole on Quincy Street was damaged and will need to be replaced.

Clerk/Treasurer, Kalinec gave an update on the following:

- No May election.
- Water bill past due notices. Currently we have 193 accounts that have a past due amount greater than \$50.
- Will be making the final two tax disbursements in the next couple of weeks and then the delinquent taxes will go to the county for collection on March 1st.

Committees:

Council Rickard gave an update on DDA meeting actions:

- Façade Grants

Councilor Woodbeck gave an update on KEDA meeting actions:

- They manage the revolving loan fund.
- The airport is trying to get the summer 3rd flight extended into the fall.
- Executive Director, Jeff Ratcliffe will be retiring in the next 2 years. The board will be forming a replacement search committee.

Councilor McKenzie gave an update on WUPPDR projects:

- Materials Management work plan update.
- Housing update.
- Byway signage.

New Business

1. Motion by Councilor McKenzie and seconded by Councilor Warstler to approve the current accounts payable in the amount of \$602,592.90.

Roll Call

Yes: Warstler, Lounibos, Woodbeck, Rickard, Givens, McKenzie

No: None

Motion Carried

2. Motion by Councilor Woodbeck and seconded by Councilor Lounibos to approve and accept the Plan to Return to Compliance with the State of Michigan Non-motorized Improvement Section 10k of Act 51.

Yes: All

No: None

Motion Carried

3. Motion by Councilor McKenzie and seconded by Councilor Woodbeck to approve Resolution #25-02 Authorizing Non-motorized Improvements.

Roll Call

Yes: McKenzie, Givens, Rickard, Woodbeck, Lounibos, Warstler

No: None

Motion Carried

- Motion by Councilor McKenzie and seconded by Councilor Lounibos to approve the Assessment Records Access Policy.

Roll Call

Yes: Warstler, Lounibos, Woodbeck, Rickard, Givens, McKenzie

No: None

Motion Carried

- Motion by Councilor Woodbeck and seconded by Councilor Lounibos to approve the Personal Property Canvass Policy.

Roll Call

Yes: McKenzie, Givens, Rickard, Woodbeck, Lounibos, Warstler

No: None

Motion Carried

- Motion by Councilor McKenzie and seconded by Councilor Warstler to approve Resolution #25-03 to adopt the 2025 Poverty Exemption Income Guidelines.

Roll Call

Yes: Warstler, Lounibos, Woodbeck, Rickard, Givens, McKenzie

No: None

Motion Carried

- Motion by Councilor McKenzie and seconded by Councilor Woodbeck to approve the Revised Let Run Policy.

Yes: All

No: None

Motion Carried

- Motion by Councilor McKenzie and seconded by Councilor Warstler to accept the resignation of Paul LaBine from the Zoning Board of Appeals effective immediately.

Yes: All

No: None

Motion Carried

- Motion by Councilor Woodbeck and seconded by Councilor Lounibos to accept the resignation of Stan Vitton on the Portage Lake Water and Sewer Authority Board effective immediately.

Yes: All

No: None

Motion Carried

- Motion by Councilor McKenzie and seconded by Councilor Lounibos to approve the appointment of Jennifer Becker to the Portage Lake Water and Sewer Authority Board with a term ending 06/30/2027.

Yes: All

No: None

Motion Carried

11. Motion by Councilor Woodbeck and seconded by Councilor Warstler to approve the increase of the water rate for the Franklin-Quincy Township Water Authority in the amount of \$2.55 per 1,000 gallons.

Roll Call

Yes: McKenzie, Givens, Rickard, Woodbeck, Lounibos, Warstler

No: None

Motion Carried

12. Motion by Councilor McKenzie and seconded by Councilor Woodbeck to approve the Bridgefest Fireworks display on the Hancock Waterfront.

- a. Motion by Councilor Woodbeck and seconded by Councilor Warstler to table the motion until the next meeting.

Yes: All

No: None

Motion Carried

13. Motion by Councilor Woodbeck and seconded by Councilor Lounibos to approve Resolution 25-04 for the MDOT Contract Job #222691CON for the Shared Streets and Spaces to construct the sidewalk extension on Elevation and Willow Streets.

Yes: All

No: None

Motion Carried

14. Motion by Councilor Woodbeck and seconded by Councilor McKenzie to approve the purchase agreement for parcel 11 in the City of Hancock Business and Technology Park in the amount to \$29,000.

Roll Call

Yes: Warstler, Lounibos, Woodbeck, Rickard, Givens, McKenzie

No: None

Motion Carried

15. Motion by Councilor McKenzie and seconded by Councilor Warstler to approve the annual membership to the Keweenaw Chamber of Commerce at the Leadership Level in the amount of \$2,200.00 for 2025.

Yes: All

No: None

Motion Carried

16. Motion by Councilor McKenzie and seconded by Councilor Lounibos to extend the listing contract with Kristine Weidner for the Hancock Business and Technology Park until January 24, 2026.

Yes: All

No: None

Motion Carried

17. Motion by Councilor McKenzie and seconded by Councilor Woodbeck to approve the General Fund 2024/2025 Budget as Amended.

Roll Call

Yes: McKenzie, Givens, Rickard, Woodbeck, Lounibos, Warstler

No: None

Motion Carried

18. Motion by Councilor McKenzie and seconded by Councilor Woodbeck to approve the Development and Redevelopment Funds 2024/2025 Budgets.

Roll Call

Yes: Warstler, Lounibos, Woodbeck, Rickard, Givens, McKenzie

No: None

Motion Carried

19. Motion by Councilor Woodbeck and seconded by Councilor McKenzie to approve Ordinance 313 Water & Sewer Ordinance to amend Chapters 51, 52, and 54.

Roll Call

Yes: McKenzie, Givens, Rickard, Woodbeck, Lounibos, Warstler

No: None

Motion Carried

20. Motion by Councilor McKenzie and seconded by Councilor Woodbeck to approve adoption of Resolution 25-05 DECLARING SUPPORT FOR THE PRESERVATION OF THE FEDERAL TAX EXEMPTION OF MUNICIPAL BONDS.

Yes: All

No: None

Motion Carried

21. Motion by Councilor McKenzie and seconded by Councilor Woodbeck to approve the purchase of 325 Franklin Street in the amount of \$190,000 from Hancock Public Schools.

Roll Call

Yes: Warstler, Lounibos, Woodbeck, Rickard, Givens, McKenzie

No: None

Motion Carried

22. Motion by Councilor Warstler and seconded by Councilor Lounibos to approve the lease agreement for the Hancock Public Schools JV and Varsity Locker rooms at HoCo Arena.

Roll Call

Yes: McKenzie, Givens, Rickard, Woodbeck, Lounibos, Warstler

No: None

Motion Carried

23. Motion by Councilor McKenzie and seconded by Councilor Woodbeck to approve budget meetings on April 22nd, May 7th, June 4th, and June 25th of 2025.

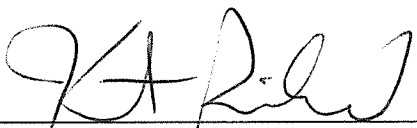
Yes: All
No: None
Motion Carried

Public Comment-None

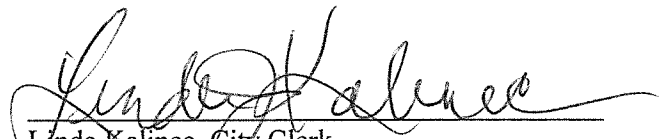
Time was provided for council members to promote, discuss and/or comment on items not on the agenda.

Motion by Councilor Woodbeck and seconded by Councilor McKenzie to adjourn the meeting at 7:45 p.m.

Yes: All
No: None
Motion Carried



Kurt Rickard, Mayor



Linda Kalinec, City Clerk

CITY OF HANCOCK
STATE OF MICHIGAN

RESOLUTION NO. 25-02

RESOLUTION AUTHORIZING NON-MOTORIZED TRANSPORTATION
IMPROVEMENTS

WHEREAS, the City of Hancock, State of Michigan receives Act 51 funds from the State of Michigan, and

WHEREAS, the City of Hancock is currently in non-compliance with the Actual qualified expenditures for Non-motorized Improvements Section 10k of the Act 51 law, and

WHEREAS, the City of Hancock, in order to achieve compliance with the state of Michigan, Section 10k of the Act 51 law must present a plan to expend at least \$85,000 within the next three years on non-motorized transportation improvements, and

WHEREAS, the City of Hancock after reviewing the Reporting Guidelines for Non-motorized Transportation Expenditures of the State of Michigan, Street Financial Report and the needs of the populace does hereby submit the following proposal;

NOW, THEREFORE BE IT RESOLVED:

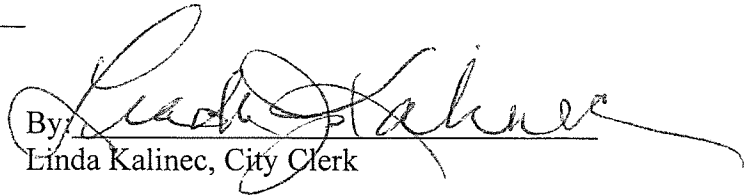
That the City of Hancock hereby submits to the State of Michigan a plan to return to compliance.

AYES: McKenzie, Givens, Rickard, Woodbeck, Lounibos, Warstler

NAYS: None

ABSENT: Blau

Dated: February 19, 2025

By: 
Linda Kalinec, City Clerk

Resolution # 25-03
City of Hancock Board Resolution to Adopt Poverty Exemption Income Guidelines and Asset Test – 2025

WHEREAS, the adoption of guidelines for poverty exemptions is required of the City Council; and

WHEREAS, the homestead of persons who, in the judgment of the board of review, by reason of poverty, are unable to contribute to the public charges is eligible for exemption in whole or part from taxation under the General Property Tax Act; and

WHEREAS, the board is required by Section 7u of the General Property Tax Act, Public Act 206 of 1893 (MCL 211.7u), to adopt guidelines for poverty exemptions;

NOW, THEREFORE, BE IT HEREBY RESOLVED, pursuant to MCL 211.7u, that City of Hancock , Houghton County, adopts the following guidelines for the assessor and board of review to implement.

The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year.

To be eligible, a person shall do all the following on an annual basis:

- 1) Be an owner of and occupy as a homestead the property for which an exemption is requested.
- 2) File a claim with the assessor or board of review, accompanied by federal and state income tax returns for all persons residing in the homestead, including any property tax credit returns filed in the immediately preceding year or in the current year.
- 3) Provide a list of all assets with the application, excluding those listed below as not to be included as assets.
- 4) Produce a valid drivers' license or other form of identification, if requested.
- 5) Produce a deed, land contract, or other evidence of ownership of the property for which an exemption is requested, if requested.
- 6) Meet 100% of the current federal poverty income guidelines as defined and determined by the United States Office of Management and Budget.

Size of Household	Federal Guideline
1	\$ 15,650
2	\$ 21,150
3	\$ 26,650
4	\$ 32,150
5	\$ 37,650
6	\$ 43,150
7	\$ 48,650
8	\$ 54,150
Additional Person	\$ 5,500

- 7) Meet additional eligibility requirements as determined by the board, including:
 - a. Cannot own other assets as determined by the Board of Review totaling over \$ 50,000.00.
 - b. Other assets will not include the following:
 - i. The footprint of the homestead. The footprint is defined as the parcel on which an exemption is being requested. Any additional property will be considered an asset in terms of qualifying for this exemption.
 - ii. One vehicle. Any additional vehicles, equipment, or recreational vehicles will be considered an asset in terms of qualifying for this exemption.

PA 253 of 2000 made changes related to granting a full or partial poverty exemptions. MCL 21.7u(5) states that if a person claiming the poverty exemption meets all the eligibility requirements, the board of review shall grant the exemption as follows:

The board of review shall grant a full exemption equal to a 100% reduction in taxable value for the year in which the exemption is granted.

BE IT ALSO RESOLVED that the board of review shall follow the above stated policy and federal guidelines in granting or denying an exemption.

The foregoing resolution offered by Councilor McKenzie and supported by Councilor Warstler

Upon roll call vote, the following voted:

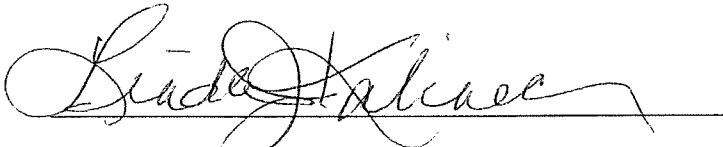
Ayes: Warstler, Lounibos, Woodbeck, Rickard, Givens, McKenzie

Absent: Blau

Nays: None

ADOPTED AND APPROVED THIS 19TH DAY OF FEBRUARY 2025

I, Linda Kalinec, Clerk of the City of Hancock , hereby certify that the foregoing resolution was adopted by the regular meeting of the City Council of the City of Hancock on February 19th, 2025 at which meeting a quorum was present by a roll call vote of said members as hereinbefore set forth; that said resolution was ordered to take effect January 1, 2025.



Linda Kalinec, City Clerk

CITY OF HANCOCK

RESOLUTION #25-04

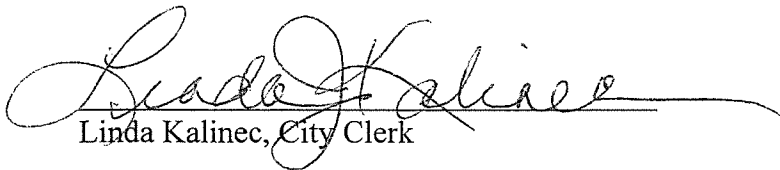
MDOT EMERGENCY RELIEF CONTRACT AUTHORIZATION RESOLUTION

WHEREAS, this resolution shall approve execution of the MDOT Contract Job #222691CON, Control Section #SSSG 31000, Contract # 24-5574

NOW, THEREFORE, be it resolved that Mary Babcock, City Manager and Linda Kalinec, City Clerk of the City of Hancock, are authorized to enter into and execute on behalf of the City of Hancock. MDOT Contract # 24-5574, Job # 222691CON Control Section #SSSG 31000, with the Michigan Department of Transportation for concrete sidewalk and curb along Willow Street and Elevation Street including sidewalk ramps and drainage structures.

CERTIFICATION

The undersigned duly qualified City Clerk of the City of Hancock certifies the foregoing is a true and correct copy of a resolution adopted at a legally convened regular meeting of the City of Hancock Council held on February 19, 2025.


Linda Kalinec, City Clerk

SEAL

City of Hancock

Notice of Adoption of Water & Sewer Ordinance

Ordinance 313 was adopted at the Regular City Council meeting held on February 19, 2025 and will take effect on March 21, 2025.

Summary of the City of Hancock, County of Houghton, State of Michigan, Ordinance 313, entitled *An Ordinance to Amend Title V, Public Works, of the City Code for the City of Hancock, Michigan*, to be introduced at the regular meeting of the City Council for the City of Hancock on January 15, 2025, at the regular meeting of the City Council for the City of Hancock (the “Ordinance”).

The Ordinance is an update and overhaul of the existing Title V of the City Code, which is contained in Chapter 51 (Sewers), Chapter 52 (Waste Collection), Chapter 53 (Water Supply Cross Connection), and Chapter 54 (Water and Sewer Regulations), of the City Code. The proposed Ordinance amends Chapters 51, 52, and 54 to generally correct grammatical errors and as follows:

In Chapter 51, the definition of Superintendent is changed to provide that the Director of Public Works Director (“DPW Director”) is empowered to enforce the provisions of Title V. Throughout Title V, the right of the Superintendent to enforce and implement Title V is transferred to the DPW Director.

Section 51.006(A), which relates to entering property for inspection, is amended to add the following: “The owner of property will be notified in advance, if possible, prior to entering property.”

Section 51.036, entitled Building Sewer Permits, which previously required that permits were required from the City of Hancock, has been deleted and replaced with the following: “BUILDING SEWER PERMITS. Permits as determined by Houghton County Building Department.”

Section 51.037, entitled Cost and Expense of Installation and Connection, Indemnification, is amended to provide that the Owner is responsible for all costs and expense of installation and connection from the property line to the structure for sewer installation. Section 51.037 is also amended to provide that the City will provide a standard four-inch sewer tap from the main to the property line, not to exceed 60 feet and including shut off box, and that the connection fee will be set by resolution of the City Council.

Section 51.068, entitled Schedule of Rates and Charges, is amended to change the service charge and rate increase date.

Sections 51.078 and 51.081, entitled Schedule of Rates and Charges, is amended to (1) allow the City Council to set water and sewer use charges and connection fees by resolution of the City Council, which may include tying rates to an inflationary index, and (2) to set the current rates.

Chapter 52 is amended throughout to require that residential waste shall be in either bags with a designated City sticker or refuse container provided by the City, and to modify the manner in which dumpsters may be used and provided for residential and commercial purposes, and the charges for services.

Sections 54.21, 54.24, 54.27, 54.41, 54.42, 54.43, and 54.45, are amended to (1) change the dimension of meters provided by the City, (2) require the City Council to set rates and fees related to the sewer system by resolution, which may be tied to an inflationary index, and (3) require that all water renewal of service lines deemed necessary for customers be installed at the owner's expense.

Section 54.26, entitled Payment of Billings, modifies the payment dates, delinquency time frames from postmark, and the procedure for placing a lien on property.

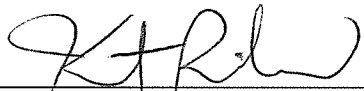
Section 54.44, entitled Meter Repair and/or Replacement Charge, is amended to modify the manner in which meter repairs are assessed, including that a charge to repair and/or replacement of a water meter due to customer use is at current market cost.

Section 54.47, entitled Remote Reader Installation is amended to provide that the remote reader installation fee shall be assessed at current market cost.

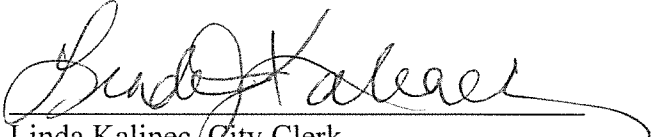
Section 54.48, entitled Damaged Meters, is added to provide that replacement of damaged meters is the owner's responsibility. The charge for a new meter will be the current market cost.

In all other respects, Title V remains unchanged.

A true copy of the entire Ordinance 313 may be inspected or obtained at the City of Hancock City Hall, 399 Quincy St, Hancock, MI 49930, by requesting a copy from the City Clerk.



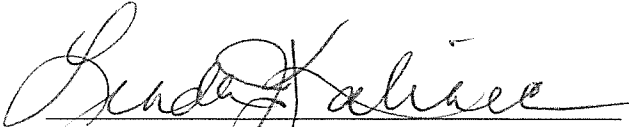
Kurt Rickard, Mayor



Linda Kalinec, City Clerk

CLERK'S CERTIFICATION

I, Linda Kalinec, Clerk of the City of Hancock, hereby certify that the above summary of ordinance as published in the Daily Mining Gazette, a newspaper having general circulation in the City of Hancock on the 26th day of February, 2025 and that a notice of public hearing was published in the same manner on the 10th day of February, 2025 and was held on the 19th day of February, 2025.



Linda Kalinec, City Clerk

RESOLUTION 25-05 OF THE CITY COUNCIL OF THE CITY OF CITY OF HANCOCK, MICHIGAN DECLARING SUPPORT FOR THE PRESERVATION OF THE FEDERAL TAX EXEMPTION OF MUNICIPAL BONDS.

WHEREAS, the tax-exempt municipal bond market is a widely used source of capital for states, local governments, tribes, territories, and non-profit borrowers that finances a tremendous share of the nation's public infrastructure; and

WHEREAS, state and local governments finance about three-quarters of the public infrastructure in the United States and use tax-exempt bonds to do so, with the federal government providing only about one-quarter of the investment; and

WHEREAS, federal tax exemption for municipal bonds, dating back to the 1800s and incorporated into the modern tax code in 1913, has been crucial for state and local governments to affordably finance critical infrastructure projects; and

WHEREAS, tax-exempt bonds offer borrowers to achieve a multiplier effect of 2.11, meaning that for every dollar, borrowers achieve \$2.11 in borrowing cost savings thereby demonstrating the efficiency and effectiveness of this exemption in facilitating infrastructure investment; and

WHEREAS, tax-exempt bonds provide for essential infrastructure projects, such as roads, bridges, utilities, broadband, water and sewer systems, and hospitals, which are vital to the health and well-being of our community such that without such bonds, the cost of borrowing would be more expensive thereby causing an increase in taxes and fees that would place an undue burden on taxpayers; and

WHEREAS, the City Council of the City ("Governing Body") finds and determines that tax-exempt municipal bonds provide an opportunity for economic development along its path, better facilitate the movement of agriculture products, equipment, and other goods, and increase safety.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City as follows: The Governing Body hereby encourages the Michigan Congressional Delegation to assist the City of Hancock, Michigan by preserving the tax-exempt status of municipal bonds by supporting and ensuring the protection of the federal tax exemption of municipal bonds.

BE IT FURTHER RESOLVED, that copies of this Resolution shall be furnished to all members of the Michigan Congressional Delegation.

Following the reading of the foregoing Resolution, Councilor McKenzie made the motion and Councilor Woodbeck seconded the motion, and the question being put to a roll call vote, the result was taken as follows:

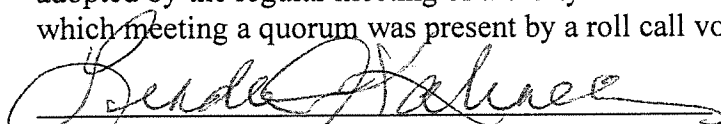
Ayes: Mckenzie, Givens, Rickard, Woodbeck, Lounibos, Warstler

Absent: Blau

Nays: None

ADOPTED AND APPROVED THIS 19TH DAY OF FEBRUARY 2025

I, Linda Kalinec, Clerk of the City of Hancock, hereby certify that the foregoing resolution was adopted by the regular meeting of the City Council of the City of Hancock on February 19th, 2025, at which meeting a quorum was present by a roll call vote of said members as hereinbefore set forth.


Linda Kalinec, City Clerk